



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Site Plan Review

SP-12-24; SP-13-24; VR-04-24; & VR-06-24

June 7, 2024

Application Information

Proposal:	Site Plan Review for the construction of 30 multiple dwelling units with associated site improvements, Site Plan Review for the felling of eight trees, a Minor Variance to the Special Noise Corridor Setback, and a Minor Variance to the Transition to Lower Density setback.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Liz Olmstead, Planner II
Applicant/Property Owner:	Donna Holt, Linn Benton Housing Authority/Clayton Meadows LLC, 1250 Queen Avenue SE, Albany, OR 97322
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2080 Queen Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08DB; Tax Lot 6000
Zoning:	Residential Medium Density Attached (RMA)

On June 7, 2024, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Liz Olmstead**, project planner, at 541-917-7640 or Current Planning Manager David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: June 17, 2024

Approval Expiration Date (if not appealed): June 7, 2027

Attachments: Location Map, Site Plan, Elevations

Conditions of Approval

- Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.
- Condition 3 Bicycle Parking.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide evidence that required bicycle parking meets the standards of ADC 9.030(4)(g) by installing secured parking racks for each space.
- Condition 4 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue any certificate of occupancy for the proposed structures, the parking lot shall be installed and approved.
- Condition 5 Electric Vehicle Charging Capacity.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant must provide evidence that the required electric vehicle charging capacity spaces meets the standards of ADC 9.050.
- Condition 6 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall install landscaping in conformance with ADC 9.210 – 9.250, planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 7 Public Works.** Before the applicant can make a new sewer service connection to the public sanitary sewer system, an Encroachment Permit must be obtained from the City of Albany's Engineering Division for the connection to public sanitary sewer system.
- Condition 8 Public Works.** Before the applicant can construct a new fire line the applicant must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.
- Condition 9 Public Works.** Before the City will issue any certificate of occupancy for the proposed project, the applicant must obtain a Stormwater Quality Permit from the City of Albany's Engineering Division and construct stormwater detention and stormwater quality facilities generally as detailed in the applicant's storm drainage report.
- Condition 10 Transportation.** Prior to the submittal of any permits, the applicant must dedicate two feet of right-of-way along the site's frontage of Queen Avenue SE.

- Condition 11 Tree Felling.** In the event proposed development does not take place, the eight trees identified for removal on the Existing Conditions Plan (Attachment C) shall not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).
- Condition 12 Tree Felling.** It shall be the applicant's responsibility to ensure the proposed tree removal, including the timing of removal, is in compliance with the Federal Migratory Bird Act.
- Condition 13 Special Noise Corridor Setback.** Before the City will issue any occupancy permit for the proposed project, all dwelling windows that will encroach into the 10-foot special noise corridor setback must have a minimum 33 Sound Transmission Class (STC a minimum of 33 Sound Transmission Class (STC) and exterior wall construction in compliance with HUD Manual Chapter 4 (Noise attenuation) as shown in the applicant' narrative (Attachment E, page 29).

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the planning, engineering, fire, or building departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

Building

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at the time of application.

Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030).

Fire Department

The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.

**** NOTE: Addition of a private fire line will result in a quarterly Fire Line Fee***

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)

If this project utilizes an access easement which will double as an Emergency Vehicle Access. Before the City will approve issuance of a building permit for this parcel, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503):

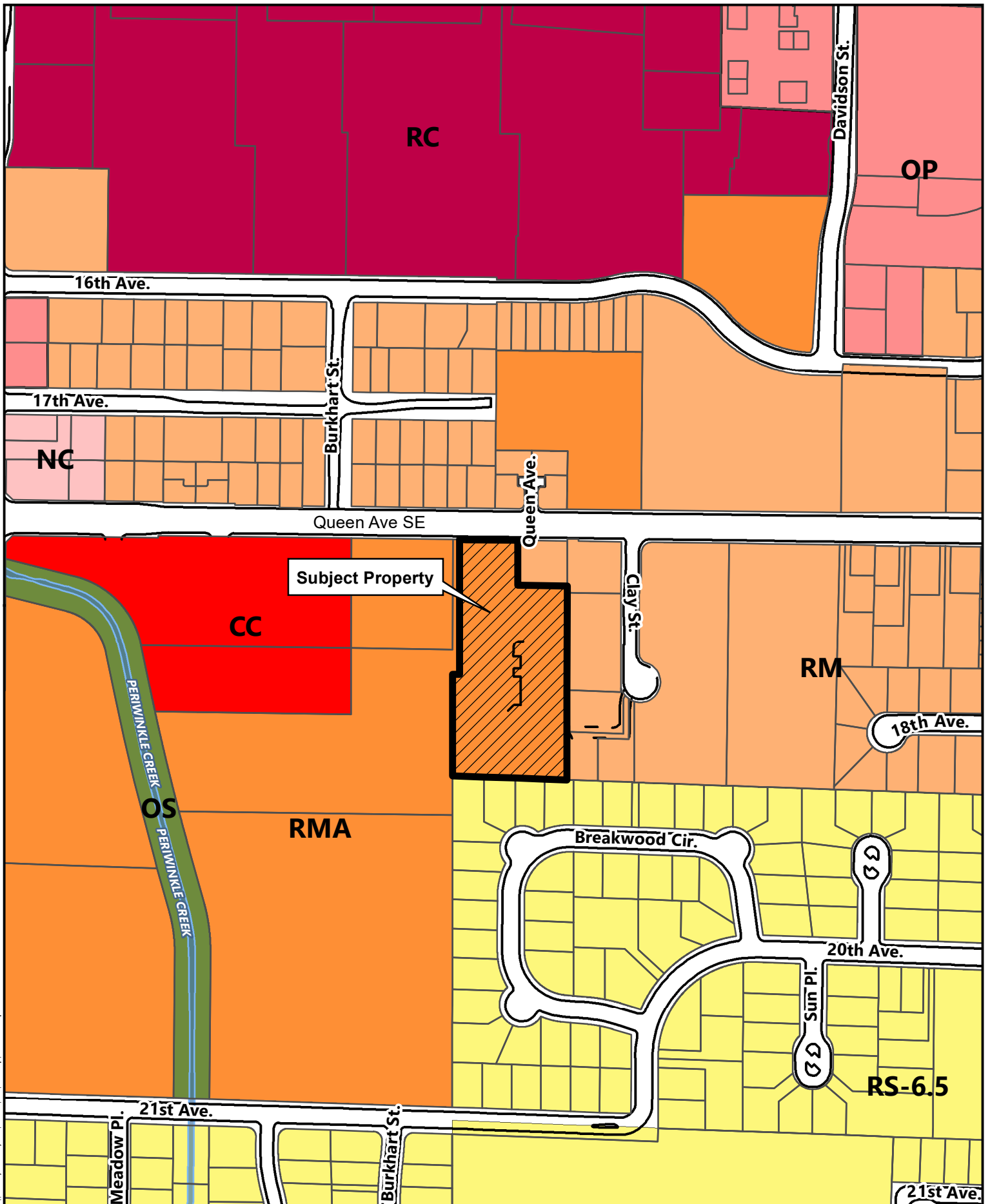
An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and said easement shall made part of any submittal.

A “no-parking” restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire access. Signage will be required.

2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)

An approved turnaround will be required.

3. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required shall be as specified in Appendix B of the fire code. (OFC 507.3)



\\cnc.cityofalbany.net\homes\liza\Desktop\Location Map.mxd



0 50 100 200 300 Feet

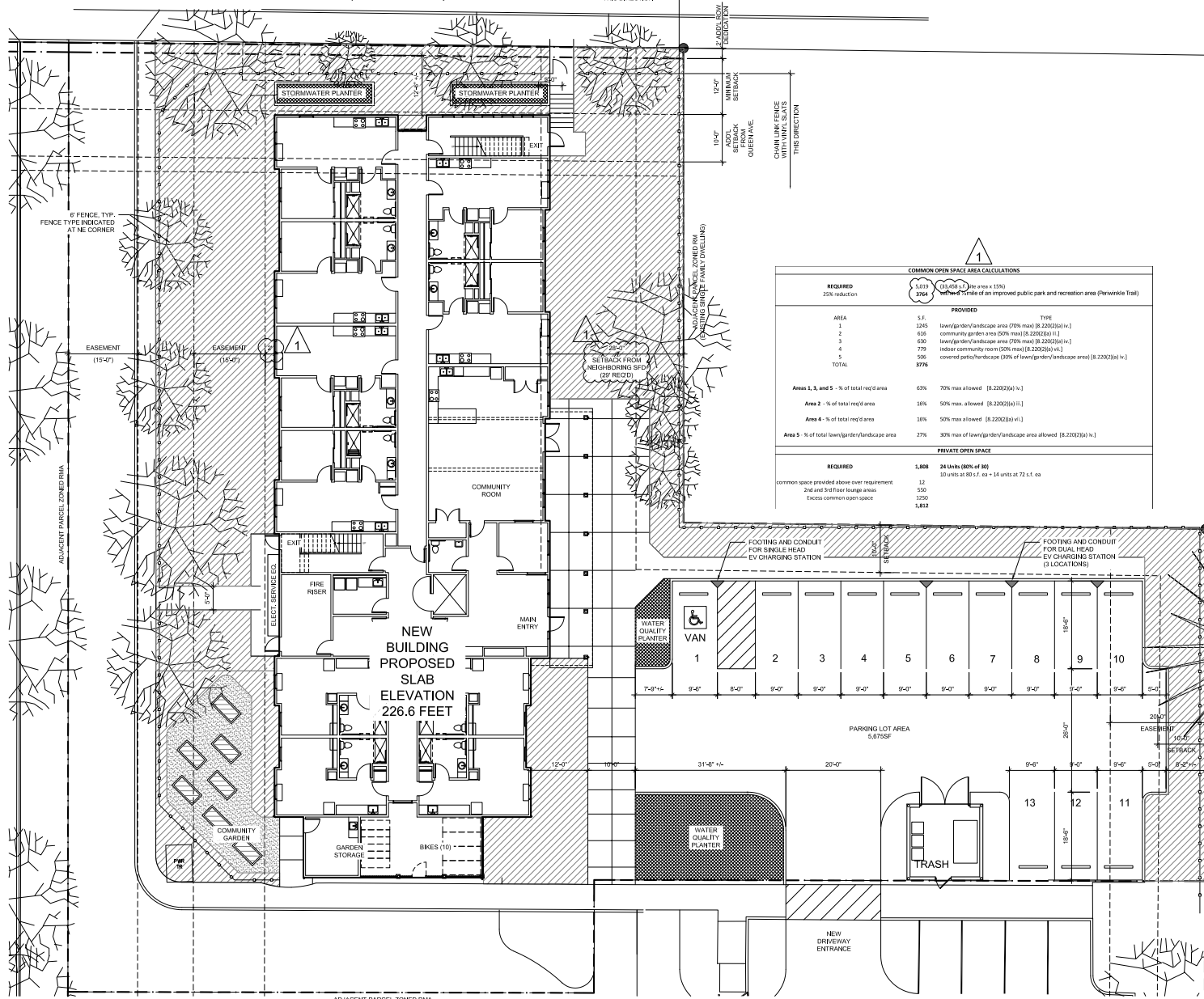
2080 Queen Avenue SE

Date: 4/24/2024 Map Source: City of Albany

Location / Zoning Map

**QUEEN AVENUE
(MINOR ARTERIAL)**

DECORATIVE METAL FENCE
THIS DIRECTION



COMMON OPEN SPACE AREA CALCULATIONS

REQUIRED	5,019 S.F.	PROVIDED	TYPE
25% reduction	1,245	1,245	law/garden/landscape area (70% max) (8,220(2a) i.)
	636	636	community garden area (50% max) (8,220(2b) i.)
	630	630	law/garden/landscape area (70% max) (8,220(2a) i.)
	779	779	indoor community room (50% max) (8,220(2b) vi.)
	506	506	covered patio/terrace (50% of law/garden/landscape area) (8,220(2b) vi.)
TOTAL	3,796	3,796	

Area 1, 3, and 5 - % of total req'd area	63%	70% max allowed (8,220(2a) i.)
Area 2 - % of total req'd area	36%	50% max. allowed (8,220(2b) i.)
Area 4 - % of total req'd area	36%	50% max. allowed (8,220(2b) vi.)
Area 5 - % of total law/garden/landscape area	27%	30% max of law/garden/landscape area allowed (8,220(2b) i.)

REQUIRED	1,808	PRIVATE OPEN SPACE
Common space provided above over requirement	12	24 Units (80% of 30)
2nd and 3rd floor lounge areas	550	10 units at 85 S.F. @ 14 units at 72 S.F. ea
Excess common open space	1,812	

DEVELOPMENT CODE SUMMARY

Address: 2080 Queen Ave SE, Albany, Oregon 97102
 Map: 1105000002R Tax Lot: 6000
 Development Site Area: 0.77 acres (33,458 sq. ft.)
 Base Zoning: RMA - Residential Medium Density Attached
 Overlay: Street Approach Overlay (SAC) only - Rly. 410.1
 Adjacent Zoning: RMA - Res Medium Density Attached, RM - Res Medium Density
 Proposed: three 3-story multi-family building with 30 dwelling units and related support spaces
 (23) 1 bedroom units, (8) studio units

Minimum Program - One or More of the Following by Unit Type:
 Studio and 1-bedroom units: 1,500 sq. ft.
 30% area reduction bonus per Table 8.220-5 - 1,050 sq. ft. (1 bed and studios)
 New Project shall have at least 20% of units set aside for persons whose household income is less than or equal to 80% AHC. 20% area reduction bonus is permitted.
 Minimum Lot size for detailed program on Development Site:
 22 new lot x 1,650' = 36,300 sq. ft.
 80% area reduction = 8,820 sq. ft.
 Total: 31,500 sq. ft. (33,458)

Setbacks:
 Per Table 8.220-4: Minimum Front = 12'
 Per Table 8.220-4: Maximum Setback not applicable (Other Area)
 Per 8.220(2)(b)(v): 6' Setback from side PC and setback from PC (measured to top of wall facing neighbor to east)
 Per 8.220-5: Setback from corner - additional 10' (see additional provided)

Minimum Floor-to-Floor Height:
 Per Table 8.220-4: 8'7" (4' - provided, measured to finished floor)
Minimum Floor-to-Floor Coverage: (walkway, pavement, and driveway)
 Per Table 8.220-5: 70% (17,220 sq. ft. or 51% provided)

Open Space (per 8.220):
 Common: 18% of total development site area (per Table 8.220-4)
 Private: 10% of total site area (per Table 8.220-4)
 Per Table 8.220(3): 10% of total site area (per Table 8.220-4)
 Per Table 8.220(3): 10% of total site area (per Table 8.220-4)
 Per Table 8.220(3): 10% of total site area (per Table 8.220-4)

Facade Design, Articulation and Windows (per 8.220 - street facade):
 Articulation: (a) of two features from 8.220 (2) (b) prohibited; (b) eaves/overhang greater than 12" (c) offset in facade
 Windows: (a) 10% or more - solid glass
 Street-facing windows: 15% of total facade area required per 8.220 (3) (15% provided)

Minimum Landscaped Area:
 Per Table 8.220-4: 4' wide adjacent to streets plus required open space
 Areas to be Landscaped

Blue Parking (per 8.220):
 Per Table 8.220: 1 space per 3 beds (see table housing) (10 standard, 2 oversized) (10 spaces provided - 6 standard, 4 oversized)

BDA
 Architecture and Planning, PC
 1389 Olive Street
 Eugene, OR 97401
 Telephone: 541.763.3061



REVISION SUMMARY

Revision Number	Revision Date
1	

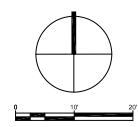
2080 QUEEN AVENUE
 ALBANY, OREGON
 LINN BENTON HOUSING AUTHORITY

DD ISSUE

SITE PLAN
 DEVELOPMENT CODE SUMMARY

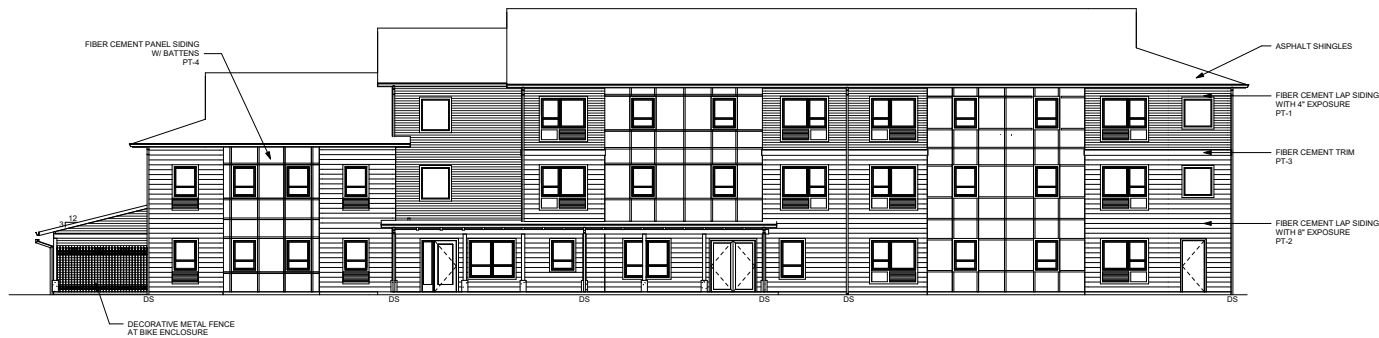
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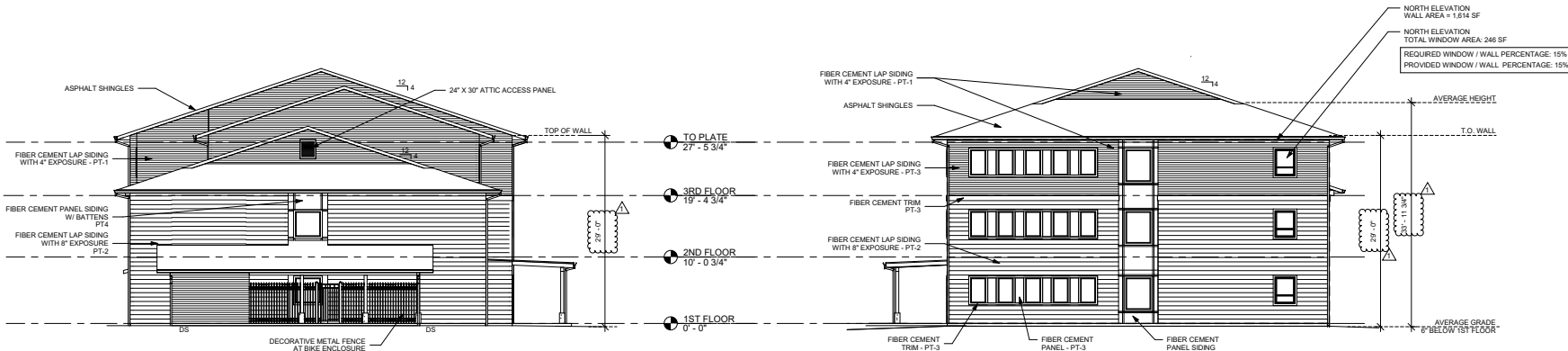




4 BUILDING ELEVATION - WEST
A211 1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
A211 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
A211 1/8" = 1'-0"

1 BUILDING ELEVATION - NORTH
A211 1/8" = 1'-0"



Revision Summary	
Revision Number	Revision Date
1	4-16-2024

VALOR PLACE APARTMENTS
2080 QUEEN AVENUE
ALBANY, OREGON
LINN BENTON HOUSING AUTHORITY

BUILDING ELEVATIONS

date 03-05-2024
file 2325
d.b. CT

A211